

CITY COUNCIL
ATLANTA, GEORGIA

07-0-0513

Z-07-28

AN ORDINANCE
BY: ZONING COMMITTEE

AN ORDINANCE DESIGNATING THE TROY-PEERLESS LAUNDRY BUILDING, LOCATED AT 650 GLEN IRIS DRIVE, NE, LAND LOT 48, OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA AND CERTAIN REAL PROPERTY ON WHICH IT IS LOCATED, TO THE OVERLAY ZONING DESIGNATION OF LANDMARK BUILDING OR SITE PURSUANT TO CHAPTER 20 OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA AND REZONING FROM RG-4-C (RESIDENTIAL GENERAL SECTOR 4 CONDITIONAL) TO RG-4-C/LBS (RESIDENTIAL GENERAL SECTOR 4 CONDITIONAL/LANDMARK BUILDING OR SITE); TO REPEAL CONFLICTING LAWS; AND FOR OTHER PURPOSES

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, as follows:

SECTION 1. That the property known as the Troy-Peerless Laundry Building, located at 650 Glen Iris Drive, NE, Land Lot 48, of the 14th District of Fulton County, Georgia, and more fully described as Attachment "A-1" to this ordinance, which attachment is incorporated herein, met the criteria for Landmark Building or Site as set forth in the Nomination Resolution of the Urban Design Commission attached hereto as Attachment "B" and incorporated herein, and is hereby determined to be a Landmark Building or Site pursuant to Chapter 20 of the 1982 Zoning Ordinance of the City of Atlanta, as amended.

SECTION 2. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended by designating said property described in Attachment "A-1" to the overly zoning category "Landmark Building or Site" pursuant to Section 16-20.006 of the 1982 Zoning Ordinance of the City of Atlanta, as amended such

that all parts of the site described by the metes and bounds description in Attachment "A-2" and any structures located thereon are so designated.

SECTION 3. That the 1982 Zoning Ordinance of the City of Atlanta, as amended, is hereby further amended so as to provide that the subject property bears, in addition to its RG-4-C zoning classification, the overlay zoning designation "Landmark Building or Site", which designation should be officially abbreviated as "LBS" and shall immediately follow the abbreviation for the existing zoning classification. Said property is subject to all zoning regulations contained in the 1982 Zoning Ordinance of the City of Atlanta applicable to both the previously existing RG-4-C and the general regulations governing Landmark Buildings or Sites contained in Chapter 20 of the 1982 Zoning Ordinance, as amended, as well as any other applicable laws and regulations.

SECTION 4. That all ordinances or parts of ordinances in conflict with this ordinance are repealed.



Attachment "A-1"

LAND LOT 48 -
14TH DISTRICT
FULTON COUNTY

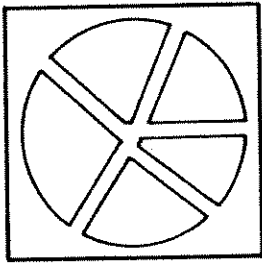


EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 48 of the 14th District of Fulton County, Georgia, and being particularly described as follows:

Beginning at a hole in pavement on the westerly line of the fifty-foot right-of-way of Glen Iris Drive at a point which is 245.60 feet northerly, as measured along the westerly right-of-way of Glen Iris Drive, from the point of intersection of said westerly line of Glen Iris Drive with the northerly line of the eighty-foot right-of-way of North Avenue; from said Point of Beginning as thus established, run thence North 89 degrees 22 minutes 31 seconds West a distance of 271.50 feet to a nail in a hole in a wall; running thence along said wall North 27 degrees 37 minutes East a distance of 42.14 feet to a hole in said wall; continuing thence along said wall North 34 degrees 42 minutes East a distance of 173.74 feet to a railroad spike; running thence South 84 degrees 11 minutes 31 seconds East along a concrete wall a distance of 161.08 feet to an iron pin on the westerly right-of-way of Glen Iris Drive; running thence South 00 degrees 20 minutes 29 seconds West, along the westerly right-of-way of Glen Iris Drive, a distance of 182.39 feet to the Point of Beginning, together with a certain 12-foot-wide easement for ingress and egress to the above-described property lying immediately to the south of the above described property, such easement commencing at a point on the westerly right-of-way of Glen Iris Drive at the point of beginning of the above-described property, running thence southerly along the westerly right-of-way of Glen Iris Drive a distance of 12 feet to a point on said westerly right-of-way of Glen Iris Drive, running thence westerly along a line which is at all points 12 feet southerly from the southern boundary of the above-described property a distance of 278.50 feet to a point, running thence northerly a distance of 12 feet to the southwest corner of the above-described property and finally running North 89 degrees 22 minutes 31 seconds East a distance of 278.50 feet to the Point of Beginning; together with any additional extension of said ingress and egress easement which may have been established by prescriptive use, or which may be reflected in any deeds or grants of easement pertaining to the above described property, such property and easement being shown on plat of survey made for Troy Peerless, L.P., et al., by Noel W. Cook, Georgia Registered Land Surveyor No. 1033, dated October 27, 1994, last revised January 3, 1996, to which reference is hereby made.

Located upon the above property is a structure designated 650 Glen Iris Drive, according to the present system of numbering structures in the City of Atlanta, Fulton County, Georgia.



ATLANTA
URBAN DESIGN
COMMISSION

ATLANTA CITY HALL
55 TRINITY AVENUE, SW
SUITE 3400
ATLANTA, GEORGIA 30335-0331
(404) 330-6200

N-07-004

RESOLUTION

Whereas, the Executive Director of the Atlanta Urban Design Commission initiated the nomination process by mailing the appropriate Notice of Intent to Nominate to the property owners of the Troy-Peerless Laundry Building pursuant to Subsection (b) of the City of Atlanta Code of Ordinances, Section 16-20.005;

Whereas, the Executive Director caused to be conducted extensive research regarding this proposed nomination and has compiled a written report stating the findings and recommendations regarding the historic, architectural and cultural significance of said nomination pursuant to Subsection (d) of said code section, which report, Exhibit "A", is attached to this resolution and is hereby incorporated by this reference; and

Whereas, a public hearing was held by this Commission to consider said nomination after appropriate public notice was provided as required by Subsection (e) of said code section; and

Whereas, this Commission has reviewed and considered said designation report as well as all other testimony, documentation and other evidence presented to it, including the testimony of all interested members of the public and the property owner pursuant to Subsection (e) of said code section; and

Now therefore be it resolved by the Urban Design Commission of the City of Atlanta as follows:

Section 1. That the designation report caused to be prepared by the Executive Director of the Urban Design Commission is hereby adopted by this Commission and shall constitute the Findings of Fact upon which this nomination is based.

Section 2. That the Commission hereby determines that the Troy-Peerless Laundry Building, a map of which delineating all boundaries is attached hereto as Exhibit "B", hereby incorporated by this reference, is architecturally, historically, and culturally significant.

Section 3. That the Commission further determines the Troy-Peerless Laundry Building to be eligible for designation to the category of Landmark Building or Site (LBS), and as meeting, at a minimum, the eligibility criteria set forth in Section 16-20.004(b)(1), specifically including subsections a., b., and c. of this code section. The Troy-Peerless

Laundry Building is located at 650 Glen Iris Drive, NE, in Land Lot 48 of the 14th District of Fulton County, Atlanta, Georgia.

Section 4. That the Commission hereby further determines that said Troy-Peerless Laundry Building meets the criteria set forth in Section 16-20.004(b)(2)a., specifically including those criteria in the following groups: Group I (1), (2); Group II (1), (2), (3), (6), (7), (9), (10), (11); and Group III (3).

Section 5. That the Commission, having determined that the Troy-Peerless Laundry Building meets or exceeds the criteria as set forth herein, hereby nominates the Troy-Peerless Laundry Building to the category of Landmark Building of Site (LBS) pursuant to Section 16-20.005(e)(3).

Section 6. That the Commission hereby directs the Executive Director to transmit this resolution including all supporting documentation to the Chair of the Zoning Committee of the Atlanta City Council, to the Commissioner of the Department of Planning and Community Development, and to notify by first class mail the owner of the Troy-Peerless Laundry Building.

Approved and nominated by the Atlanta Urban Design Commission on February 14, 2007.



Regina Brewer, Chair
Atlanta Urban Design Commission

TROY-PEERLESS LAUNDRY BUILDING

650 Glen Iris Drive, NE

City of Atlanta, Fulton County, Georgia

District 14, Land Lot 48

Existing Zoning: RG-4-C

Fronting 40' on the west side of Glen Iris Drive between Ponce de Leon Avenue and North Avenue

Constructed: 1929

Architect: Isaac Moskowitz

National Register Listed September 9, 1999

Significance

The Troy-Peerless Laundry Building is significant in the area of commerce because of its association with the laundry and dry cleaning business in Atlanta during the two decades preceding World War II. During that time, almost every family sent their laundry, as well as dry cleaning, out to a steam laundry or used the services of a laundress. The fact that the owners of Atlanta Laundries, Inc. chose in 1928 to have an architect design their new building indicates the importance of the laundry business in those days before everyone had personal washers and dryers. Robert M. Craig commented about the Troy-Peerless building "...it packaged its mundane service function in a building of the latest Art Deco image and made a laundry stylish."¹ Judging from the picture of George Fauss, one of the founders of Atlanta Laundries, Inc., in *Club Men of Atlanta in Caricature*, other laundry buildings were also elaborate structures. Atlanta Laundries, Inc. appears to have been a chain operation that owned or operated at least nine of the oldest and largest laundry and dry cleaning establishments during the 1930s and early 1940s.

The Troy-Peerless Laundry Building is significant in the area of architecture as an unusual example of Art Deco ornamentation applied to a basic factory building. The two-story building elevated on a basement level The Troy-Peerless Laundry Building is "one of the city's best examples of small-scale Art Deco architecture."² Shortly after the construction of the Sears, Roebuck and Company building in 1926, the Troy-Peerless Laundry Building was added to Glen Iris Drive. While Sears primarily faces Ponce de Leon Avenue, it is the Troy-Peerless Laundry that addresses and dominates the street scene, largely in part due to its architectural details. Troy-Peerless is an exceptionally fine example of Art Deco, a style typical of the 1920s and 1930s in Atlanta. What sets Troy-Peerless apart from most buildings built in this style is the ornamentation is applied to a basic factory building, while others are offices and retail stores, such as A.T. & T. Communications, 51 Peachtree Center Blvd.(1929, altered 1963); Kress Building, 1012-1014 Peachtree Street (1933, demolished); United Motors Service Building (1921), 477 Peachtree Street. The only other fine example of Art Deco on a factory building is the Atlanta Coca-Cola Bottling Company, 864 Spring Street (1939-1940), though it was demolished in 2001. The Troy-Peerless Laundry Building is one of the few remaining examples

¹ Robert M. Craig, *Atlanta Architecture: Art Deco to Modern Classic, 1929-1959*, (Gretna: Pelican Publishing Company, 1995), p. 48.

² Georgia Department of Natural Resources, Historic Preservation Division, "Summary of Proposed National Register Nomination," 1999.

of Art Deco in Atlanta.

The laundry was designed by Isaac Moscovitz, an architect of southeastern reputation who also worked internationally, whom also designed United Motors Service Building (1921), 477 Peachtree Street, and the Atlanta Paper Company. That an architect was hired to design a building of this kind is an indication of the importance of this business in Atlanta during the first half of the twentieth century. The building possesses exceptionally high artistic values by its proportionate massing, compositional rhythm of bays, impressive brickwork, and glazed terra cotta panels with motifs in relief. The craftsmanship of the Troy-Peerless Building is owed to the Flagler Company, founded by Thomas T. Flagler. The Flagler Company, based in Atlanta, is known for its involvement in the construction of hundreds of buildings in the city.

The building was used as a laundry facility until 1967 when it was purchased by Sears, Roebuck and Company and converted to an additional warehouse for Sears. It was renovated into apartments in 1994, and the Urban Design Commission gave the project an Award of Excellence for Adaptive Use in 1998. The historic property was listed in the National Register of Historic Places on September 9, 1999, with significance at the state level, as well. The building maintains its original site orientation and virtually has all character-defining elements intact, which adds to the exceptional high level of integrity.

Date of Construction and Any Later Alterations

Construction of the Troy-Peerless Laundry Building began in 1928 and completed in 1929. The original building remains largely intact. A 1929 photograph of the building shows basement-level windows and large windows with transoms on either side of the main entry area on the first floor. The basement level windows were enclosed except for two windows on the south façade, but have been partially reopened. The window openings on either side of the entry have been reestablished. The door on this elevation was also replaced using the 1929 photograph as a model. The Troy-Peerless Laundry was acquired and converted into a warehouse by Sears, Roebuck and Company in the late 1960s, which required installation of ductwork and enclosure of the coal room.

Architectural Description

Located on a triangular lot between Ponce De Leon and North Avenues, bordered by Glen Iris Drive on the east and Todd Avenue (abandoned) on the west, the building was the first structure on this lot. Amazingly, it stands today in its original configuration with much of its architectural integrity intact.

The laundry facility was composed of three different structures, joined very closely. The main two story building with basement, has load-bearing concrete cinderblock walls with brick veneer cladding. Internally, this building is spanned by reinforced concrete beams that are supported by reinforced concrete columns of which to create open spaces. Two smaller buildings, a two story rectangular brick structure and a one story triangular brick structure, both load-bearing brick with steel trusses and columns, are attached to the rear of the main building.

The primary building elevation along Glen Iris Drive is very expressive with many elements of the Art Deco style. The front facade is designed in a trisected arrangement with the center mass

stepped back a couple of inches. The inset gives the impression of a niche, which is typical of Art Deco. The concrete ground table is covered to give the appearance of limestone and extends the length of the front façade and partially wraps to the side façade. Each trisection is divided into four vertical bays with the use of brick pilasters. The pilasters have projecting bricks forming a zigzag pattern the height of the pilaster. Each pilaster culminates with a glazed terra cotta panel of abstract acanthus leaves and volutes in bas relief. The background of the panel is blue and the raised face is yellow/cream, colors typical of Art Deco. The pilastrata is uninterrupted, which gives a strong vertical rhythm to the façade. Between the first and second level windows, decorative panels of basket-weave brick pattern alternated with small glazed terra cotta squares with fleuron motifs. The pronounced bays and Art Deco detailing wrap around to the front portions of the side facades, as these walls are highly visible from Glen Iris. The rear portions of the side facades resemble a warehouse or factory building of the era. In the middle of the north elevation, a metal flight of stairs leads from a large private patio to the first floor, and the arrangement of windows is symmetrical.

The fenestration pattern is symmetrical with unvarying vertical alignment between the levels. The windows throughout the building are generously proportioned, factory-type metal windows. The majority of them are 24-light windows with two tilt openings; smaller or larger windows of the same type are used where necessary. The windows adjacent to the main entry on Glen Iris, associated with the company's offices, were large wood double-hung windows with transoms, which were replaced with fixed windows. All three buildings have clerestory windows with a crank style mechanism on the top floor, originally providing those areas with ample light and fresh air. Also noteworthy is the orientation of these windows towards the north, which allowed uniform light without direct sun infiltration. A 1929 photograph of the building showed windows on the basement level and large windows with transoms on either side of the office entry area on the first floor. Those basement level windows were closed up except for two windows on the south façade, but have now been partially reopened. The windows on either side of the entry have been reopened and replicate the originals. The door on this elevation was also replaced using the 1929 photograph as a model.

The entry surround of the double-entry doors of the front façade fits the width of two of the four vertical bays. The surround continues the highly decorated Art Deco motif in more glazed terra cotta panels painted to appear like limestone. Miniature pilasters with terra cotta panels that match the motif of the full-size pilasters sit to each side of the door opening. Projecting slightly forward of the door and miniature pilasters is the remaining surround, complete with fleuron motif panels in the corners, dentil molding, and simulated cornice. Two small sconces are attached to the surround on each side of the door.

The Troy-Peerless laundry and dry cleaning facility is a good example of a dual-purpose building with offices originally located in part of the first and second floor and the actual dry cleaning and laundry operation in the back. The offices were accessible through the main entrance off Glen Iris Drive, where one entered a lavish two story hall. This entry-level lobby was split between the basement and the first floor. From here one could enter the offices or reach the main floor of the laundry facility by means of a flight of stairs. Another flight of stairs led to the second floor office area, which appears to have contained two separate rooms and a small entry hall. A cinder block wall delineated the separate spaces clearly, and would have prevented the noise of the

laundry operation from disturbing the office staff and customers.

The actual operations area was a very open and well lit space, which could be entered through an outside staircase from the north side of the building, and a stair from the basement that could be closed off with a fireproof door. Bath and changing rooms for each gender were located on all three floors of the main building. The building could also be entered on the first floor from the west through a lift-type door, which has been closed in with concrete block. A clerestory window spanned the full length of this room, providing the space with light and vent capabilities.

The second floor of the main building, beautifully lit through large windows and the two clerestories, was a large wide-open space, only divided by columns. The freight elevator reached to this floor, and was probably used to transfer laundry and dry cleaning to and from the basement delivery area. This level was also connected to the second floor of the two story brick building in the rear.

The basement of the main building was equipped with 20 parking spaces and could be entered through large garage doors from the north and south sides of the building. This area was used to park and load delivery vans. Probably for this reason some of the columns in the main traffic areas were rounded. Located underneath the split-level entrance hall area was a large collection basin. From this level one entered the triangular brick building, which contained the dry cleaning operation and could be completely closed off by Dowman-Dosier fire doors. This building contained two rooms, one being a large, well-lit space, the other containing the steam boiler. Again these two spaces could be totally separated by four fire doors.

Attached to the main structure is the one-story building that housed the dry cleaning operation. The west (rear) elevation shows very clearly the massing of the three individual parts of the original laundry complex. The two-story section at the south end included the loading dock and coal bin and presumably a furnace. The south elevation includes the elevator tower shared with the main building and the two-story attached building flanking it on either side. Also noteworthy on this side is the loading pulley on the second floor.

The three buildings have been renovated into apartments, and presently consist of storage space and nine apartments on the basement level, the lobby and thirteen apartments on the first floor, and another thirteen apartments on the second floor for a total of thirty-five units in this building. Most of the original fabric of the building was retained during the conversion with partitions, utilities, HVAC and appliances added for apartment usage. Because of the high ceilings, several apartments have lofts. Many of the original interior features of the buildings were retained in the renovation, including most of the original windows, the clerestory windows (although they are no longer operable), stairway, fire doors and the mosaic tile floor in the lobby area.

Narrative History

The land where the Troy-Peerless Laundry stands, between North Avenue and Ponce de Leon Avenue on Glen Iris Drive, is actually three lots (19, 20, 23) as shown in an 1883 plat which were part of the original Medlock estate.³ James D. Collins bought the property from the

³ Fulton County Deed Records, Book NN, pages 712-715. The plat is page 715. The sale to Collins is Deed Book MM, p799. On file in Fulton County Archives.

Medlocks in October 1883, and sold it to Susan T. Boynton in 1890.⁴ She held the land until 1916 when her estate sold it to the Jones family who may or may not have been related.⁵ The Sanborn map for 1911 shows the area was farmland and open pastures. Although the area along Ponce de Leon developed early, the side streets in that particular section did not see much development until the late 1920s when the Sears, Roebuck and Company constructed their warehouse facilities in 1926.⁶ Atlanta Laundries, Inc. bought the property on the 23rd of June 1928 from Sallie "Maude," Walter H. and Bannon Jones. In November the company added another tract of land on the south end of the property.

George H. Fauss

Atlanta Laundries, Inc. appears to have been a merger of several independent laundries: Capital City Laundry, Troy-Peerless Laundry, Trio Laundry Company, Whitman Laundry, and Excelsior. George H. Fauss, the man behind Atlanta Laundries, Inc. was born in Boston, Massachusetts in 1871, but moved with his family to Atlanta as a teenager.⁷ In 1892, he started work at a laundry as a truck driver/deliverer for Trio Steam Laundry. At that time, Trio was a new laundry, competing with established Troy Steam Laundry, the first steam laundry in Atlanta in 1882, and Excelsior established in 1890. Trio was owned by Wilson and Harris. Not only did Fauss find his profession at Trio, he found his wife there also. In March 1894 Pearl Harris, an employee at Trio⁸, and George Fauss were married. Whether the Harris who owned Trio was Pearl Harris' father or uncle is unknown.

Fauss grew with the laundry business in Atlanta, which was a quick-growth industry. By 1900 he was foreman at Trio, and by 1902 he owned his own business. The Capital (or Capitol) City Laundry first appears in the *Atlanta City Directory* in 1900; in 1902 John A. Young and Fauss are listed as proprietors. They wasted no time in advertising their expertise, as the other laundries did also. Fauss then bought out his partner, and by 1924, Capital City Laundry was one of the largest in the South. The 1944 *Atlanta City Directory* showed him as Chairman of the Board, so the company seems to have had a long life in Atlanta, but not without competition. The *Atlanta City Directory* lists 25 laundries (plus 20 Chinese laundries) in 1929, and 46 "steam laundries" (plus 11 Chinese, eight hand and one wet wash) in 1944. Fleets of trucks picked up and delivered the wash for either "wet" or finished laundry.

The formation of Atlanta Laundries, Inc. was a logical extension of Fauss' career, who was already active in Rotary, the Chamber of Commerce and the Laundry Association on both the local and national level.⁹ The end of September 1928, Atlanta Laundries, Inc. took out a building permit for a "two story reinforced concrete brick laundry." Trio and Capital City, as well as Troy-Peerless, are listed as components of Atlanta Laundries, Inc. The first laundry, Troy-Peerless, operated on Glen Iris Drive from 1929-1937. The manager of the new Troy-

⁴ Fulton County records. Deed Book X-3, page 642.

⁵ Fulton County records. Deed book 538, p228.

⁶ "Planning and Financing a City; Cow Paths No Longer Sufficient," *City Builder* (July 1929), pp. 9-10.

⁷ Dudley Glass, ed., *Men of Atlanta*, (no publisher or city given, 1924). No pages, but listed alphabetically by last name.

⁸ *Atlanta City Directory*, 1892.

⁹ Glass, *Men*. Fauss' club memberships are listed as Rotary Club of Atlanta; Atlanta Athletic Club; Chamber of Commerce; Advertising Club; Piedmont lodge F. & A. M.; Knights Templar; Yaarab Temple, Mystic Shrine; and P. O. Elks.

Peerless Laundry was William H. Harris, listed as president of Peerless Laundry located on Auburn in 1928. Harris appeared in the *Atlanta City Directory* as early as 1915 as secretary-treasurer, and in 1920 as president of Trio Laundry Company, whose motto was "We Do It Better." The property changed management rather than ownership. Trio Laundry and Capital City Laundry occupied the building jointly until 1955 when Trio Laundry was dissolved by Capital City Laundry. In 1960, it became Whitman Laundry, which lasted until circa 1967. The only alteration in the building shown on the Sanborn maps of 1932, 1941 and 1965 is the name of the tenant.

Isaac Moscovitz

The building permit indicates the architect as Isaac (Ike) Moscovitz and the builder as The Flagler Co. Moscovitz established his firm's office in Suite 719 of the Glenn Building on Marietta Street, the same office location as Atlanta Laundries, Inc. in Suite 908-915; he was a logical choice to design the new laundry. Moscovitz was a naturalized American citizen who was born the first of January 1891 in Turkey.¹⁰ Moscovitz specialized in industrial architecture throughout his career.¹¹ According to his application for membership in the American Institute of Architects (AIA), he received his architectural training in New York, attending Columbia University for two years and serving as a draftsman with Frances H. Kimball, Kenneth Murchison and Don Barber. He moved to Atlanta around 1920 and served for seven years as a consulting architect for Georgia Power Company, designing a number of structures for hydroelectric power plants. After his tenure with Georgia Power, he worked for the Plantation Pipeline Company for a number of years, designing petroleum pumping stations. He parted from the pipeline company to start his own firm. He worked alone but later formed the architectural firm of Moscovitz, Millner & Millkey of which he was senior partner until his death in 1952.

The reputation of Moscovitz, Millner and Millkey for their pipe line work has extended far beyond the shores of our country to South America where their Firm took part in the pipe line engineering and designed pumping stations for the Tropical Oil Company in Baranca, Columbia.¹²

Moscovitz also served as consulting architect for the Atlanta Housing Authority and participated in the design of two deteriorated housing clearance projects.

Thomas T. Flagler

Thomas T. Flagler founded his company in 1911 and is considered to have built much of Atlanta. Flagler helped establish a national association for builders, the Associated General Contractors of America, established in 1918 after a request by President Woodrow Wilson. Flagler served as its president of AGC, which has become the nation's largest and oldest construction trade association. Based in Atlanta, the Flagler Company is run today by a third generation Flagler.

¹⁰ Interview with Carla McClone, Office of Atlanta AIA Chapter, who provided information about Isaac Moscovitz.

¹¹ Interview with Arthur Neal Robinson, F.A.I.A., who provided obituary for Isaac Moscovitz, October 23, 1952.

¹² Robinson, "Moscovitz," page 1.

Criteria

Group I: Historic Significance

1. A building or site closely associated with the life or work of a person of exceptionally high significance to the city, the state or the nation.
2. A building or site associated with an extremely important historical event, or trend of national, state or local significance.

Group II: Architectural Significance

1. A building or site that clearly dominates or is strongly identified with a street scene or the urban landscape.
2. A building or site which is the work of an exceptionally important master architect or builder.
3. A building or site which is an exceptionally fine example of a style or period of construction that is typical of the City of Atlanta.
6. A building or site whose design possesses exceptionally high artistic values.
7. A building or site whose design exhibits exceptionally high quality craftsmanship.
9. A building or site which has an exceptionally high degree of integrity.
10. A building or site which has virtually all character defining elements intact.
11. A building or site whose original site orientation is maintained.

Group III: Cultural Significance

3. A building or site which clearly conveys a sense of time and place and about which one has an exceptionally good ability to interpret the historic character of the resource.

Findings

The proposed nomination of the Troy-Peerless Laundry Building meets the above-referenced criteria as well as the minimum criteria for a Landmark Building or Site as set out in Section 16-20.004 of the Code of Ordinances of the City of Atlanta.

Owner of Property

Miller Gallman Developers, LLC
c/o Jerrold Miller, Manager
236 Forsyth Street, SW, Suite 104
Atlanta, GA 30303

Nomination Report Prepared By

Ray & Associates
Ms. Bamby Ray
328 7th Street
Atlanta, GA 30308

Bibliography

American Institute of Architects (AIA), Atlanta Office. Information provided about Isaac Moskowitz.

Atlanta City Directory. Published annually; available at local libraries and archives.

Brewerton, A. W., & Associates. *Club Men of Atlanta in Caricature*. East Aurora, N.Y.: Roycrofters, 1916.

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Fulton County Archives. Deed Books MM, NN, X-3, 538.

Georgia Department of Natural Resources, Historic Preservation Division. "Summary of Proposed National Register Nomination," 1999.

Glass, Dudley, ed. *Men of Atlanta*. No city or publisher, 1924.

"Planning and Financing a City: Cow Paths No Longer Sufficient." *City Builder* (July 1929), pp. 9-10.

Robinson, Arthur Neal, F.A.I.A. Obituary for Isaac Moskowitz, October 23, 1952.



Exhibit "B"

LAND LOT 48
14TH DISTRICT
FULTON COUNTY

